



Zoning Board of Appeals Agenda
Wednesday, June 22, 2022
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7423

ZBA 026-22

Applicant
Ward 3

715 North Madison Street

Emily Klonicki

Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District

ZBA 027-22

Applicant
Ward 11

1630 Broadway

FFC Properties, LLC

Special Use Permit for a two-family residence in a C-4, Urban Mixed-use Zoning District

ZBA 028-22

Applicant
Ward 2

1661 & 1667 Charles Street

FFC Properties, LLC

Special Use Permit for six (6) residential units in a C-2, Limited Commercial Zoning District

ZBA 029-22

Applicant
Ward 12

1839 Melrose Street

Nicole Lynch

Variation to increase the maximum allowed height of a fence in the front yard from four (4) feet to six (6) feet along Camlin Avenue in an R-1, Single-family Residential Zoning District

ZBA 030-22

Applicant
Ward 2

1535 East State Street

Alan Patterson

Special Use Permit for a bed and breakfast in an R-2, Two-family Residential Zoning District

ZBA 031-22

Applicant
Ward 4

6588 Spring Brook Road

William Caldwell

Special Use Permit for a Planned Unit Development for a pet grooming facility, dog bar, new vehicle storage building, new parking lot and a bar building in an R-3, Multi-family Residential Zoning District

ZBA 032-22

Applicant
Ward 3

1334 & 1344 East State Street

Architect Joseph Anderson for Sadruddin & Penny Lakhani

Special Use Permit for a gas station and convenience store in an R-1, Single-family Residential Zoning District, C-1, Limited Commercial Zoning District, and a C-3, General Commercial Zoning District

ZBA 033-22

Applicant

Ward 12

3828 Spring Creek Road

Attorney Jim Hursh for Merat Esfahani/AROM, LLC

Special Use Permit for a Planned Unit Development for a single family residence, a guest/play house and to allow all existing buildings to remain on the site in an R-1, Single family Residential Zoning District**ZBA MEETING FORMAT & PROCESS**

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, June 27, 2022 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, July 11, 2022**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.